

**Recommended FEIR Mitigation Measures to Incorporate
In General Plan Policy or Implementation Actions
(Recommended by Council AdHoc Subcommittee on June 16, 2011 & Planning
Commission on September 29, 2010)**

RECOMMENDED FEIR MITIGATION MEASURE	General Plan Policy Location
<p>UPLAND HABITAT AND SPECIES PROTECTION (RM BIO-1)</p> <ul style="list-style-type: none"> • Oak Woodland Protection. Site new development outside of oak woodlands to the maximum extent feasible. Within and adjacent to oak woodlands: (1) avoid removal of specimen oak trees; (2) preserve and protect oak saplings and native understory vegetation within areas planned to remain in open space; (3) provide landscaping compatible with the continuation and enhancement of the habitat area, consisting primarily of native species and excluding use of invasive non-native species; (4) include conditions of approval for habitat restoration of degraded oak woodlands where such development creates direct or indirect impacts to the affected habitat; 5) minimize or avoid installation of high water use landscaping (e.g., lawn) under the drip-line of oak trees. 	<p>Policy ER12 would include the following implementation action as ER12.3.</p>
<p>CREEKS, WETLAND, AND RIPARIAN HABITAT AND SPECIES PROTECTION (RM BIO-2)</p> <p>2.a. Riparian Woodland Protection Policies</p> <ul style="list-style-type: none"> • Riparian Woodland Protection. Site new development outside of riparian woodlands to the extent feasible. Within and adjacent to riparian woodlands: (1) avoid removal of mature native trees; (2) preserve and protect native tree saplings and understory vegetation; (3) provide landscaping within creek setback compatible with the continuation and enhancement of the habitat area, consisting primarily of appropriate native species and excluding use of invasive non-native species; (4) include conditions of approval for habitat restoration of degraded oak woodlands where such development creates direct or indirect impacts to the affected habitat; (5) include water quality protection and enhancement measures consistent with the adopted City Storm Water Management Plan. 	<p>Implementation Action ER13.3 would be amended to include this measure.</p>
<p>COASTAL HABITATS AND SPECIES PROTECTION (RM BIO-3)</p> <p>3.a. Waterfront Habitat and Wildlife Management</p> <ul style="list-style-type: none"> • Native Habitat Restoration. Incorporate as part of the Multi-Use Plan, a Waterfront habitat and wildlife management program that provides measures to improve the extent and quality of native coastal habitats within the City Waterfront, with the following goals: -Restoration of a line of coastal sand dune habitat along the City Waterfront, including the removal of non-native and/or invasive plants. 	<p>Implementation action ER13.2 and ER13.4 would be amended to include these measures.</p>

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<p>-Restoration and enhancement of the estuaries of Mission and Sycamore creeks and the Laguna Channel, including appropriate revegetation and removal and control of invasive species. Measures should be considered to improve these estuaries where feasible to maximize biological productivity and ecological function taking into consideration the dynamics of ocean waves and currents and ongoing movement of sand along the City coast.</p> <p>-A public access management plan that maintains public access to and along the shoreline, but channels the public to appropriate access locations as needed through sensitive habitat areas of the beach.</p> <p>3.b. Coastal Bluff Habitat Restoration Program and Protection Policy</p> <ul style="list-style-type: none"> • Coastal Bluff Scrub Protection. Site and design new development or major remodels/expansions along the City coastal bluffs (including access, drainage, and landscape improvements) to: (1) minimize impacts to coastal bluff scrub habitat; (2) include provisions for habitat restoration of coastal bluff scrub habitats where development creates direct or indirect impacts to the affected habitat; (3) provide compatible landscaping within 10 feet of the edge of the bluff or on the bluff face, consisting of appropriate native coastal bluff scrub species. • Coastal Bluff Restoration. Establish a goal to restore 5.0 acres of coastal bluff habitat over the 20-year life of Plan Santa Barbara. Work to increase the acreage of coastal bluff scrub through restoration projects on publicly-owned lands along Shoreline Park and the Douglas Family Preserve, and through providing education and assistance to private land owners to encourage the restoration of such habitats. 	
<p>SEA LEVEL RISE AND COASTAL BLUFF RETREAT (RM GEO-1)</p> <p>1.a. Siting of Development and Public Facilities</p> <p>Modify the Local Coastal Plan “Sea Cliff Retreat # 1” to read:</p> <ul style="list-style-type: none"> • Sea Cliff Retreat. “Bluff setbacks shall be adequate to address long-term erosion and slope stability issues. New development on top of a cliff shall be placed at a distance away from the edge of the cliff, such that potential accelerated rates of erosion and cliff material loss associated with climate change-induced sea level rise as projected by the State of California, or a site-specific geologic investigation that accounts for climate change, will minimize sea cliff-related impacts, and not seriously affect the structure during the expected lifetime. The design life of new structures is presumed to be a minimum of 75 years. Exact future rates of accelerated sea cliff retreat are unknown, but are currently projected to be 12 inches per year, potentially accelerating to 1 to 3 feet per year if sea level rise progresses. 	<p>Policy PS9 would include this measure as Implementation Action PS9.3.</p>

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<p>The City recognizes the need for owners of threatened coastal properties to perform maintenance and modest improvements to threatened coastal homes and other facilities. The City's goal is to minimize exposure of substantial new improvements to hazards of bluff retreat and avoid the need for installation of environmentally harmful coastal protection structures that could be requested to protect such improvements. To meet these goals, the following guidelines apply:</p> <ul style="list-style-type: none"> - Protection for existing structures shall first focus on techniques that avoid use of coastal protection structures including use of non-intrusive techniques such as drainage control, installation of drought tolerant landscaping, construction of cantilevered grade beam foundations, removal of threatened outbuildings, etc. - Relocation of threatened structures further inland on parcels shall be favored over installation of coastal protection structures. - The siting of new major improvements shall consider accelerated rates of sea cliff retreat associated with climate change-induced sea level rise as projected by the State of California, or a site-specific geologic investigation that accounts for climate change." 	
<p>ACCIDENT RISKS (RM HAZ-1)</p> <ul style="list-style-type: none"> • EMF Development Setbacks. Continue application of prudent avoidance policy in siting development near transmission lines with adequate setbacks. • Monitor EMF Study. Continue to monitor scientific study of electromagnetic fields and update development policies as necessary. <p>HAZARDOUS MATERIALS (RM HAZ-2)</p> <ul style="list-style-type: none"> • Hazardous Materials Exposure Vapor Barrier Study. Conduct an engineering study on the use of vapor barriers as part of site development on properties next to sites with past contamination for further protection against potential vapor intrusion. Identify guidelines for the type and thickness of materials for specified foundation types, proper installation and construction techniques, and general area distances for application. 	<p>Policy PS8 would include this measure as implementation action PS8.2.</p>
<p>WILDFIRE HAZARDS (RM HAZ- 3)</p> <ul style="list-style-type: none"> • Water System Improvements for Fire Fighting. Evaluate the potential for additional water system improvements to assist in emergency preparedness and incorporate feasible measures into the City Capital Improvement Plan (partially implements Objective PS1). • Private Water Supplies for Fire Fighting. Encourage and assist homeowners in High Fire Hazard Areas to install their own emergency water supplies for fire fighting operations. Assistance could include expedited permit review. 	<p>These measures would be included as Policies PS15 and PS16.</p>

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<p>FLOOD HAZARDS (RM HYDRO-1)</p> <ul style="list-style-type: none"> • Considerations for Creek Setback Standards. <ol style="list-style-type: none"> 1) At a given site, creek buffers should be adequate for protection from flood, erosion, and geologic hazards, and to provide habitat support. 2) In developing Creek setback and restoration standards, consider applicable creek standards in surrounding jurisdictions and the Santa Barbara County Flood Control District general recommendation for new development setbacks of 50 feet from the top of bank of major creeks with natural creek banks, with a reduction up to 25 feet where “hard bank” protection is present. • Creek Setbacks and Bank Stabilization. Consider a stated policy to codify the following existing general practices: <ol style="list-style-type: none"> 1) For new development that is closer than 50 feet to the top of the bank of any major stream, creek bank stabilization shall be provided through planting of native trees and shrubs on creek banks and along the top of banks to minimize erosion and the potential for bank failure. 2) When the City determines that a structure must be constructed within proposed creek setbacks or where a project would be exposed to unusually high risk of bank erosion or collapse, non-intrusive bank stabilization methods such as bio-engineering techniques (e.g., revegetation, tree revetment, native material revetment, etc.) shall be used where feasible rather than hard bank solutions such as rip-rap or concrete. 	<p>Implementation Action ER18.1 would be amended to include this measure.</p>
<p>IMPROVE WATER QUALITY AT AREA BEACHES (RM HYDRO-2)</p> <ul style="list-style-type: none"> • Pharmaceutical Waste Education and Collection. Continue coordination with the County of Santa Barbara and other agencies to establish and maintain an ongoing public education campaign and periodic drop-off collection days, focusing on proper disposal of pharmaceutical materials and other emergent contaminants of concern, to reduce the contaminants entering wastewater, storm drain, and solid waste systems. • Beach Water Quality Improvement. Consider actions for further improving water quality at East Beach, which could include: (1) a restoration plan for Lower Mission Creek/Laguna Channel, including the potential for a constructed wetland at the creek/ocean interface (refer also to Recommended Biological Resources measure RM BIO-3 for waterfront habitat and wildlife management); and/or (2) an ultraviolet treatment system to disinfect the flow within Laguna Creek during low flow periods (e.g., May-September) prior to entering the channel and discharging to the beach. • Watershed Action Plans. Continue work toward completion of Watershed Action Plans for Mission Creek, Sycamore Creek, Arroyo Burro Creek, and Laguna Watersheds. 	<p>Policy ER16 would include the following implementation actions as ER16.4, ER16.5, and ER16.6.:</p>

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MINIMIZE DEBRIS AND TRASH (RM HYDRO-3) <ul style="list-style-type: none"> • Restrictions on Retailers' Plastic Bags. The City shall implement a ban on the use of plastic bags for large retail establishments; such a ban could be modeled upon the regulation in San Francisco. 	Policy ER16 would include the following implementation action as ER16.7.
COMMUNITY CHARACTER (RM VIS-2) <ul style="list-style-type: none"> • Development Monitoring. Monitor the scale and pace of development within the City; take action to where transformative developments may occur along a block or corridor to guide development along that corridor. • Community Character Preservation: As part of any major new in-fill development or remodel, consider the context of the proposed structure in relation to surrounding uses and parcels along the entire block; ensure that the proposed development will not eliminate or preclude preservation of the key visual assets of the particular block or corridor, including landmark structures, structures of merit, potentially historic structures, key scenic view points that provide unique or important views to the surrounding hills, and specimen trees and other important visual resources. Require building design modifications as needed to preserve essential elements of the community character along that block or corridor. 	Policy LG13 would include the following implementation actions as 13.2c and 13.2d.
IMPROVED JOBS/HOUSING BALANCE (RM POP-1) <p>1.b. Job Creation</p> <ul style="list-style-type: none"> • Creation of Higher Wage Jobs. Emphasize programs, incentives, and land use changes that would prioritize creation of high-wage jobs in order to improve the balance between low-, middle-, and high-income wage employment opportunities. <p>IMPROVED JOBS/HOUSING BALANCE (RM POP-1)</p> <p>1.c. Locations for Affordable Housing</p> <ul style="list-style-type: none"> • Regional Coordination on Affordable Housing. Continue to coordinate with other South Coast agencies to identify available land for residential development and consider partnerships between local agencies to develop housing for the South Coast workforce. Inventory and consider publicly-owned sites throughout the South Coast's urban areas with good transit accessibility for such development. 	<p>Add the following as Policy EF21.</p> <p>Policy H22 would include the following implementation action as H22.10:</p>
INTERIOR NOISE REDUCTION HOME IMPROVEMENT PROGRAM (RM SOCIO-1) <ul style="list-style-type: none"> ▪ Financial incentive for environmental justice populations. The City should establish a financial incentive program designed to provide low-interest loans to allow environmental justice populations located in high noise areas to construct noise control improvements to reduce indoor noise levels below 45 dBA CNEL. 	Policy PS11 would include the following implementation action as PS11.3.